

4. **Paths, Trails and Greenbelts.** An easement on, over and under all paths, trails and greenbelts in the development for the purpose of installing, maintaining and operating utilities thereon or thereunder to all portions of the over-all Caughlin Ranch, for purposes of drainage control; for access to any lot or parcel within the development; and for the purposes of maintenance of such paths, trails and greenbelts and for providing access to undeveloped portions of the development for any and all purposes at any and all times, including, but not by way of limitation, the right to use said paths, trails and greenbelts during construction of improvements on undeveloped portions of the development and as may be necessary from time to time in connection with maintenance and repair and operation of any lake, ditch or stream.

5. **Other Easements.** Any other easements shown on the maps of the development recorded from time to time with the Washoe County, Nevada, Recorder.

6. **Transfer of Easements.** A conveyance of common areas to the Association shall transfer to such Association all easements herein reserved to Declarant which are necessary or convenient to the obligation of the Association to carry out its duties prescribed herein and in its Articles and By-Laws, which transfer shall not diminish the rights in and to said easements herein reserved. Nothing set forth herein shall be construed to impose on Declarant any duty or obligation of maintenance of paths, trails and greenbelts, utility lines, common areas or improvements thereon after conveyance of the common areas on which such may be located to the Association, except that Declarant shall maintain such improvements until January 1, 1985. Declarant reserves to itself and its licensees the right to extend any and all utility lines (water, sewer, electrical, etc.), roads and any other improvements necessary to complete the entire development and as may be necessary with respect to the Caughlin Ranch project as a whole, except that the roads shall not be extended beyond the development, except for fire and emergency roads as required by the County of Washoe or the City of Reno.

B. **Use or Maintenance by Owners.** The areas of any lot affected by the easements reserved herein shall be landscaped and maintained continuously by the owner of such lot, but no structures shall be placed or permitted to remain or other activities undertaken thereon which may damage or interfere with the use of said easements for the purposes herein set forth.

C. **Liability for Use of Easement.** No owner shall have any claim or cause of action against any Declarant or the Association or their respective successors and assigns arising out of the use or nonuse of any easement reserved hereunder or shown on the map, by any person.

D. **Modification.** None of the easements and rights granted under this Section VII may be modified, terminated or abridged without the written consent of the persons in whose favor such easements run.

VIII. Annexation.

A. **Property to be Annexed.** Additional units may from time to time be annexed to the Association by filing a supplemental declaration adopting this Declaration of Protective Covenants, provided that only such units as constitute portions of the development may be annexed.

B. **Manner of Annexation.** Declarant shall effect such annexation by recording a map of the real property to be annexed and by recording a Supplemental Declaration which shall:

1. Describe the real property being annexed and designate the permissible uses thereof;
2. Declare that such annexed property is held and shall be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied and improved subject to the provisions of this Declaration; and
3. Set forth any new or modified restrictions or covenants which may be applicable to such annexed property. Upon the recording of such map and Supplemental Declaration, the annexed area shall become a part of the development and shall be subject to the provisions hereof, as supplemented, as fully as if such area were part of the development on the date of recording of this Declaration.

IX. Remedies.

A. **Enforcement.** Declarant and each person to whose benefit this Declaration inures, including the Association, may proceed at law or in equity to prevent the occurrence, continuation or violation of any provision of this Declaration,

and the court in such action may award the successful party reasonable expenses in prosecuting such action, including attorneys' fees. If special funds are required to commence action, a special assessment may be imposed to cover such costs.

B. Suspension of Privileges. The Board may, anything herein to the contrary notwithstanding, suspend all voting rights and all rights to use the Association's common areas of any owner for any period during which any Association assessment against such owner's property remains unpaid, or during the period of any continuing violation of the provisions of this Declaration by such owner after the existence thereof has been declared by the Board, including a violation by virtue of the failure of a member to comply with the Rules and Regulations of the Association.

C. Cumulative Rights. Remedies specified herein are cumulative and any specifications of them shall not be taken to preclude an aggrieved party's resort to any other remedy at law or in equity. No delay or failure on the part of any aggrieved party to invoke an available remedy in respect of a violation of any provision of this Declaration shall be held to be a waiver by that party of any right available to him upon the recurrence or continuance of said violation or the occurrence of a different violation.

X. Grantee's Acceptance.

Each grantee or purchasers of any lot or parcel shall, by acceptance of a deed conveying title thereto, or the execution of a contract for the purchase thereof, whether from Declarant or a subsequent owner of such lot or parcel, accept such deed or contract upon and subject on each and all of the provisions of this Declaration and to the jurisdiction, rights, powers, privileges and immunities of Declarant and of the Association. By such acceptance, such grantee or purchaser shall for himself, his heirs, personal representatives, successors and assigns, covenant, consent and agree to and with Declarant, and to and with the grantees and subsequent owners of each of the other lots or parcels in the development to keep, observe, comply with and perform all of the provisions of this Declaration and shall further agree to the continuation of the completion of the development and all parts and projected units therein in substantially the manner heretofore approved by the Board of County Commissioners.

XI. Severability.

Each provision of this Declaration is hereby declared to be independent of and severable from every other provision hereof. If any provision hereof shall be held by a court of competent jurisdiction to be invalid, or unenforceable, all remaining provisions shall continue unimpaired and in full force and effect.

XII. Captions.

Paragraph captions in this Declaration are for convenience only and do not in any way limit or amplify the terms or provisions hereof.

XIII. Term And Amendment.

The provisions of this Declaration shall affect and run with the land and shall exist and be binding upon all parties claiming an interest in the development until January 1, 2003, after which time the same shall be extended for successive periods of ten (10) years each. Prior to January 1, 2003, this Declaration may be amended (except for Paragraph VI-B which may not be amended without the consent of Declarant and except as to any rights set forth herein in favor of Declarant), by the affirmative vote of seventy percent (70%) of the then owners of all lots in the Development entitled to vote and thereafter by a majority of said owners by recording an amendment to this Declaration duly executed by (a) the requisite number of such owners required to effect such amendment or (b) by the Association, in which latter case such amendment shall have attached to it a copy of the resolution of the Board attesting to the affirmative action of the requisite number of such owners to effect such amendment, certified by the secretary of the Association. Washoe County must approve any amendments that directly affect the enforcement of the Board of County Commissioners' intent as expressed through their approval of MPR9-5-83. The City of Reno must approve any amendments that directly affect the enforcement of the city council's intent as expressed through their approval of the Caughlin Ranch development report.

XIV. Interpretation.

The Association shall have sole right and authority to interpret any of the provisions of this Declaration of Protective Covenants, which interpretation shall, so long as the same is reasonable, be conclusive.

XVI. Disclaimer Of Liability.

Declarant disclaims any liability for repairs or maintenance of roads, or other improvements, including utility lines located within the common areas of the development from and after the date of conveyance of such common areas to the Association.

In Witness Whereof, Declarant has executed this Declaration the day and year first above written.

Declarant _____

By _____

Exhibit A

Caughlin Ranch

Township 19 North, Range 19 East M.D.B. & M.

Section 32: The NW 1/4 of the SW 1/4.

Section 31: All.

Section 21: The N 1/2 of the NE 1/4, excepting that parcel conveyed to C. L. Dignowity by Deed recorded in Book 32, Page 34, Deed Records.

The N 1/2 of the NW 1/4, excepting that parcel conveyed to Plantation Livestock Breeding Company, by Deed recorded in Book 35, Page 18, Deed Records.

The S 1/2 of the N 1/2 and S 1/2 of said Section 21.

Further Excepting from said Section 21 any portion lying within the boundaries of the following described 29 parcels:

1. A parcel of land described in a deed dated March 15, 1955, recorded March 18, 1955, in Book 374, File No. 240618, Deed Records executed by Crissie Caughlin, William H. Caughlin, Syrene C. Cataldo, formerly Syrene C. Seagrave, and Elizabeth C. Donnelly, to Anthony A. Cataldo and Syrene C. Cataldo, his wife, as joint tenants.

2. **Sunset Hills Subdivision Unit No. 1, a Subdivision**, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on June 29, 1972, as Document No. 24960, Official Records.

3. **Southampton Estates Unit No. 1, a Subdivision**, according to the map thereof, recorded in the office of the County Recorder of Washoe County, State of Nevada, on June 12, 1978, as Document No. 537469, Official Records.

4. **Southampton Estates Unit No. 2, a Subdivision**, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on July 19, 1979, as Document No. 618379, Official Records.

5. **Camelot Estates Unit 4, a Subdivision**, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on September 21, 1978, as Document No. 559315, Official Records.

6. **West Plumb Lane Estates Unit No. 2, a Subdivision**, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on December 19, 1979, as Document No. 647865, Official Records.

7. **West Plumb Lane Estates Unit No. 1, a Subdivision**, according to the map thereof, recorded in the office of the County Recorder of Washoe County, State of Nevada, on November 17, 1977, as Document No. 498759, Official Records.

8. **Plumb Point Subdivision, a Subdivision**, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on September 9, 1947, as Document No. 155798, Official Records.

9. **River Mount Park Annex, a Subdivision**, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on April 26, 1957, as Document No. 273360, Official Records.

10. **Rockwood Subdivision, a Subdivision**, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on June 5, 1941, as Document No. 97070, Official Records.

11. **Amended Map of Rockwood Subdivision, a Subdivision**, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on April 29, 1946, as Document No. 140715, Official Records.

12. **Heatheridge No. 1, a Subdivision**, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on May 26, 1964, as Document No. 415770, Official Records.

13. **Driscoll Hills Subdivision, a Subdivision**, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on January 27, 1961, as Document No. 331843, Official Records.

14. Driscoll Hills Subdivision, Unit No. 2, a Subdivision, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on December 27, 1962, as Document No. 374475, Official Records.

15. A parcel of land located in the NE 1/4 of said Section 21, more particularly described as follows:

Beginning at the Southeast corner of Lot 8 of Rivermount Park Annex, Washoe County, Nevada, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on April 26, 1957; thence South 89 50' West 136.93 feet; thence South 26 10' West 33.47 feet; thence North 89 50' East 151.43 feet and thence North 0 30' East 30.0 feet to the place of beginning.

16. That parcel described in deed dated July 6, 1977 and recorded July 8, 1977, under File No. 474717, Official Records.

17. That parcel described in deed dated November 6, 1973 and recorded November 6, 1973, under File No. 307289, Official Records.

18. Those parcels described in deed dated August 12, 1976 and recorded August 17, 1976, under File No. 421679, Official Records.

19. That parcel described in deed dated January 13, 1969, and recorded January 20, 1969, under File No. 134691, Official Records.

20. That parcel described in deed dated April 2, 1971 and recorded April 9, 1971, under File No. 202783, Official Records.

21. That parcel described in deed dated August 6, 1976 and recorded August 26, 1976, under File No. 423246, Official Records.

22. That parcel described in deed dated February 28, 1967 and recorded March 21, 1967, under File No. 83623, Official Records.

23. That parcel described in deed dated March 14, 1944 and recorded March 16, 1944, in Book 160, page 159 as File No. 119564, Official Records.

24. That parcel described in deed dated December 18, 1979 and recorded December 19, 1979, under File No. 647813, Official Records.

25. That parcel described in deed dated January 13, 1966 and recorded January 17, 1966, under File No. 50011, Official Records.

26. That parcel described in deed dated February 2, 1961 and recorded February 6, 1961, under File No. 332187, Deed Records.

27. That parcel described in deed dated February 8, 1962 and recorded February 9, 1962, under File No. 353239, Deed Records.

28. That parcel described in deed dated July 1, 1962 and recorded July 24, 1962, under File No. 363730, Deed Records.

29. The E 1/2 of the E 1/2 of the SE 1/4 of the NW 1/4; W 1/2 of the W 1/2 of the SW 1/4 of the NE 1/4; SE 1/4; SE 1/4 of the NE 1/4; NE 1/4 of the SE 1/4 of the SW 1/4; SE 1/4 of the SE 1/4 of the NE 1/4 of the SW 1/4.

Section 20: The SE 1/4.

Section 16: Lot VI of the SW 1/4 and the SE 1/4 of the SW 1/4. Also beginning at the Southwest corner of Lot VII of said Section 16; thence East 10 chains; thence North 16 chains and 5 links thence North 83 3/4 degrees West 10 chains and 6 links; thence South 17 Chains and 15 links to the point of beginning. Also the S 1/2 of the SE 1/4 of said Section 16; excepting, however, that parcel heretofore conveyed by Geo. W. Andrews and wife, to H. L. Yager by deed recorded in Book 6, Page 427, Deed Records, and also excepting therefrom that parcel of land heretofore conveyed by Wm. H. Caughlin and wife to Rick Bernardi by deed recorded in Book 30, Page 314, Deed Records.

Further Excepting from said Section 16 any portion lying within the boundaries of the following described 11 parcels:

1. That parcel described in deed dated July 10, 1947, recorded July 16, 1947, in Book 198, File No. 154099, Deed Records, executed by Crissie H. Caughlin, formerly Crissie H. Andrews, a widow, to Harriet L. Knight, a married woman.

2. That parcel described in deed dated September 3, 1947, recorded September 4, 1947, in Book 203, File No. 155677, Deed Records, executed by Crissie H.

Caughlin, formerly Crissie H. Andrews, a widow, to Matthew B. Callahan and Rose Callahan, his wife.

3. **Glenwood Estates Subdivision No. 1, a Subdivision**, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on March 24, 1965, as Document No. 23562, Official Records.

4. **Glenwood Estates Subdivision No. 2, a Subdivision**, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on May 29, 1967, as Document No. 88755, Official Records.

5. **Glenwood Estates No. 3, a Subdivision**, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on February 15, 1974, as Document No. 317487, Official Records.

6. Mayberry Drive as it presently exists.

7. Those parcels described in deeds dated March 13, 1969 and recorded April 24, 1969, under File Nos. 141877; 141878; 141879, Official Records.

8. That parcel described in deeds dated December 29, 1972 and recorded December 29, 1972, under File Nos. 270636, 270637, 270638, and 270639, Official Records.

Further Excepting from said Section 16:

9. The following description describes a parcel of land located in the SE 1/4 SW 1/4 Section 16, T.19N., R.19E., M.D.M., City of Reno, County of Washoe, State of Nevada, and more particularly described as follows:

Beginning at a point on the southerly line of Mayberry Drive, also being the northwesterly corner of the Wm. H. Caughlin property, as described in Document No. 141877, book 383, page 664, Official Records, filed April 24, 1969 in the office of the Washoe County Recorder, from which the Section corner common to sections 17, 16, 20, 21 T.19N., R.19E., M.D.M. bears S.53 42'25"W. 1619.28 feet, and further described as being 40.00 feet right of and radially to Washoe County Engineers' Station 35 + 63.45 P.O.C.

Thence; southerly S.00 18'31"W., 966.77 feet along a line common to the westerly line of the said Caughlin property and the easterly line of Zoe A. Upson property as described in Documents No. 369899, book 1099, page 181, and Document 473648, book 1099, page 293, and the easterly line of the H. L. Gomm property as described in Document No. 207434, book 546, page 490, to a 1/2" rebar, R.L.S. tag No. 445.

Thence; leaving said common line and proceeding easterly S.67 37'44"E., 597.37 feet.

Thence; N.22 22'16", 889.98 feet to a point on the said southerly line of Mayberry Drive, said point being perpendicular to and 40.00 feet right of Engineers' Station 45 + 45.09 P.O.T.

Thence; westerly along said southerly line N.63 55'06"W., 672.13 feet to the beginning of a tangent curve to the left.

Thence; along said curve having a radius of 760.00 feet, a delta angle of 22 10'02", a curve length of 292.21 feet, and subtended by a long chord of N.75 00'07"W., 292.21 feet to the true point of beginning.

Further Excepting from said Section 16 that parcel described as follows:

10. The following description describes a parcel of land lying in the SE 1/4 SW 1/4, Section 16, T.19N., R.19E., M.D.M., City of Reno, County of Washoe, State of Nevada and more particularly described as follows:

Beginning at a point of intersection on the north line of Mayberry Drive; as described in Document No. 141877, Book 383, Page 664, Official Records, filed March 13, 1969 in the office of the Washoe County Recorder, with the easterly side of Alum Creek, from which the SW corner of said Section 16 bears S.63 34'42"W., 1,979.93 feet and further described as being 40.00 feet northerly and at right angles to Washoe County Engineers Station 40 + 40.57 P.O.T.

Thence; leaving the north line of Mayberry Drive and proceeding northerly along east side of Alum Creek N.01 45'31"E., 8.92 feet to a point of intersection with the south side of Lake Ditch,

Thence; easterly along the said south side of Lake Ditch the following seven courses and distances:

S.62 09'40"E., 45.35 feet,
N.68 48'04"E., 171.40 feet,
S.78 24'35"E., 101.35 feet,
S.71 09'00"E., 136.37 feet,
N.88 15'00"E., 62.95 feet,
S.79 59'30"E., 39.22 feet,
N.75 26'05"E., 26.11 feet,

Thence, leaving the southerly line of Lake Ditch and proceeding perpendicular to the north line of Mayberry Drive S.26 04'54"W., 232.45 feet, to a point on said north line of Mayberry Drive.

Thence; westerly along the said north line of Mayberry Drive N.63 55'06"W., 504.52 feet to the True Point of Beginning.

Further Excepting from said Section 16 that parcel described as follows.

11. All that certain piece or parcel of land situate within the S 1/2 of Section 16 and the N 1/2 of Section 21, T.19N., R.19E., M.D.M., Washoe County, Nevada, being more particularly described as follows:

Commencing at a point on the southerly right-of-way line of Mayberry Drive being perpendicular to Washoe County Engineer's Station 38 + 72.96 P.T.;

Thence along said southerly right-of-way line, S.63 55'06"E., 672.13 feet to the True Point of Beginning;

Thence continuing along said right-of-way line, S.63 55'06"E., 380.72 feet;

Thence leaving said right-of-way line, S.26 04'54"W., 399.16 feet;

Thence S.63 55'06"E., 173.42 feet;

Thence S.26 04'54"W., 504.00 feet to the beginning of a curve to the left, concave southeasterly, being on the northerly and westerly line of a proposed road, through which point a radial line bears N.37 46'17"W.;

Thence along said northerly line, 231.67 feet along the arc of said curve, through a central angle of 31 13'54" and having a radius of 425.00 feet;

Thence, continuing along said northerly and westerly line, S.20 59'49"W., 100.00 feet to the beginning of a tangent curve to the right, concave northwesterly;

Thence 294.22 feet along the arc of said curve, through a central angle of 61 18'04" and having a radius of 275.00 feet;

Thence S.82 17'53"W., 132.56 feet along the northerly line of said proposed road;

Thence S.07 42'07"E., 25.00 feet to the centerline of said proposed road;

Thence along said centerline, S.82 17'53"W., 230.00 feet to the proposed easterly right-of-way line of McCarran Boulevard, being on a curve to the left, concave westerly through which point a radial line bears N.82 17'53"E.;

Thence along said proposed easterly right-of-way line the following four courses:

(1) Along the arc of said curve 132.51 feet through a central angle of 5 57'16" and having a radius of 1,275.00 feet.

(2) N.13 39'23"W., 114.61 feet to the beginning of a tangent curve to the right;

(3) Along the arc of said curve to the right 379.74 feet, through a central angle of 13 57'53" and having a radius of 1,558.02 feet;

(4) N.00 18'30"E., 304.20 feet;

Thence leaving said proposed right-of-way line S.67 37'44"E., 435.52 feet;

Thence N.22 22'16"E., 889.98 feet to the True Point of Beginning.

Statement Of Compliance for Subdivisions*

General Information

1. **Project Name:** _____
 2. **Applicant:**
Name: _____
Address: _____
_____ **Zip** _____
Phone: _____
 3. **Property Owners:**
Name: _____
Address: _____
_____ **Zip** _____
Phone: _____
 4. **Person or Firm Preparing Plans:**
Name: _____
Address: _____
_____ **Zip** _____
Phone: _____
-

*Note: This form is required to accompany tentative and final subdivision map applications for projects in the Caughlin Ranch. Prior to submittal, this statement must be reviewed and approved by the master developer - The Caughlin Ranch Partnership to ensure the project is in full compliance with the Development Standards Handbook and the intent of the Caughlin Ranch master plan.

Reviewed and approved by the Caughlin Ranch Partnership on this ____ day of _____, 19____.
(Month)

By: _____
Alan Means
Caughlin Ranch Partnership

Project Description

1. Caughlin Ranch Planning Unit: ☐ River Run ☐ The Meadows
☐ Juniper Trails ☐ Caughlin Ridges ☐ Caughlin Village ☐ The Pines

2. Caughlin Ranch Master Plan Subarea Name: _____

3. Number of Proposed Units

Single Family Estates _____

Single Family Homes: _____

Townhomes: _____

Patio Homes: _____

Condominium Homes: _____

Total: _____

Explain any difference in unit count or types from that shown in the Development Standards Handbook (DSH). ☐ No differences

4. Densities:

Gross Acreage: _____ acres

Net Acreage: _____ acres

Gross: _____ d.u./acre

Net: _____ d.u./acre

Densities shown in DSH: _____ d.u./acre

Zoning classification(s) & Acreage(s): _____

Allowable unit yield under zoning: _____

Allowable unit yield in D.S.H.: _____

Phasing

1. Is this project consistent with the planning unit's or subarea's development timeframe as shown in the most recent Phasing Plan for the Caughlin Ranch?

☐ Yes ☐ No

If no, note the differences and explain why the differences are proposed:

2. Are the number and types of housing units consistent with the latest Phasing Plan for the Caughlin Ranch?

☐ Yes ☐ No

If no, please note the differences and explain why the differences are proposed:

3. What, if any, support facilities like recreation facilities or major infrastructure components like McCarran Boulevard or sewer mains are proposed as a part of this project?

Is the timing or nature of any of the above-mentioned support facilities or major infrastructure components different from that indicated in the most recent Phasing Plan for the Caughlin Ranch?

☐ Yes ☐ No

If yes, note the difference and explain why the change(s) is/are proposed:

4. Are any units being transferred to or from the subarea(s) that encompasses this project?

☐ Yes ☐ No

If yes, please explain how the transfer(s) is/are consistent with the approved Caughlin Ranch policy for Unit Yield Adjustments and attach a map showing the areas that are involved in the transfer:

5. Is the project in compliance with the latest annual Fiscal Impact Statement prepared for the Caughlin Ranch?

☐ Complies ☐ Minimal differences ☐ Substantial differences

If there are substantial differences, describe the differences and the reasoning for same:

Support Facilities & Services

Transportation

1. Are the general locations of roadways, trails and paths similar to that shown in "Figure 1 - Circulation Plan" in the DSH?

☐ Yes ☐ No

If no, please describe any differences, and show the changes on an accompanying map, and the reasoning behind the changes:

2. Are the roadway classifications and street sections in conformance with Figures 2 through 4 of the DSH?

☐ Yes ☐ No

If no, please describe any differences and the reasoning behind the changes:

3. Which of the traffic impact mitigations cited under "Policy 3 - Traffic Impact Mitigations" of the DSH have any bearing on this project?

How are these traffic impact issues addressed in this project?

4. Are any pedestrian paths shown for the subject property in the DSH's Circulation Plan?

☐ Yes ☐ No

If yes, have these paths been incorporated into the project's design?

☐ Yes ☐ No

If no, specify the reasons:

If there are pedestrian paths, where are they and what kind(s) of measures are being taken to minimize conflicts with motor vehicles in accordance with the DSH?

5. Are any equestrian trails shown for the subject property in the DSH's Circulation Plan?

☐ Yes ☐ No

If yes, have these trails been incorporated into the project's design?

☐ Yes ☐ No

If no, specify the reasons:

If there are equestrian trails, where are and what kind(s) of measures are being taken to minimize conflicts with motor vehicles in accordance with the DSH?

Water Supply

1. Water right requirement needed to serve the project:

_____ acre-feet/year

2. Does the water right requirement differ from that shown in the DSH?

☐ Yes ☐ No

If yes, please explain:

3. Explain how the water right requirements will be met for this project:

4. Please specify any special water-conserving devices or techniques that are proposed for this project:

Sewerage

1. At what point(s) in the sewer system is the project proposed for connection?

2. What is/are the design capacity(ies) and current sewage flow(s) at these points and of any "limiting links" further downstream?

3. What is the projected sewage contribution at each proposed point of connection?

4. What, if any, other areas of the Caughlin Ranch will receive sewerage through this project?

Stormwater Management

Phasing

1. Is this project consistent with the planning unit's or subarea's development timeframe as shown in the most recent Phasing Plan for the Caughlin Ranch?

☐ Yes ☐ No

If no, note the differences and explain why the differences are proposed:

2. Are the number and types of housing units consistent with the latest Phasing Plan for the Caughlin Ranch?

☐ Yes ☐ No

If no, please note the differences and explain why the differences are proposed:

3. What, if any, support facilities like recreation facilities or major infrastructure components like McCarran Boulevard or sewer mains are proposed as a part of this project?

Is the timing or nature of any of the above-mentioned support facilities or major infrastructure components different from that indicated in the most recent Phasing Plan for the Caughlin Ranch?

☐ Yes ☐ No

If yes, note the difference and explain why the change(s) is/are proposed:

4. Are any units being transferred to or from the subarea(s) that encompasses this project?

☐ Yes ☐ No

If yes, please explain how the transfer(s) is/are consistent with the approved Caughlin Ranch policy for Unit Yield Adjustments and attach a map showing the areas that are involved in the transfer:

5. Is the project in compliance with the latest annual Fiscal Impact Statement prepared for the Caughlin Ranch?

☐ Complies ☐ Minimal differences ☐ Substantial differences

If there are substantial differences, describe the differences and the reasoning for same:

Support Facilities & Services

Transportation

1. Are the general locations of roadways, trails and paths similar to that shown in "Figure 1 - Circulation Plan" in the DSH?

☐ Yes ☐ No

If no, please describe any differences, and show the changes on an accompanying map, and the reasoning behind the changes:

2. Are the roadway classifications and street sections in conformance with Figures 2 through 4 of the DSH?

☐ Yes ☐ No

If no, please describe any differences and the reasoning behind the changes:

3. Which of the traffic impact mitigations cited under "Policy 3 - Traffic Impact Mitigations" of the DSH have any bearing on this project?

How are these traffic impact issues addressed in this project?

4. Are any pedestrian paths shown for the subject property in the DSH's Circulation Plan?

☐ Yes ☐ No

If yes, have these paths been incorporated into the project's design?

☐ Yes ☐ No

If no, specify the reasons:

If there are pedestrian paths, where are they and what kind(s) of measures are being taken to minimize conflicts with motor vehicles in accordance with the DSH?

5. Are any equestrian trails shown for the subject property in the DSH's Circulation Plan?

☐ Yes ☐ No

If yes, have these trails been incorporated into the project's design?

☐ Yes ☐ No

If no, specify the reasons:

If there are equestrian trails, where are and what kind(s) of measures are being taken to minimize conflicts with motor vehicles in accordance with the DSH?

Water Supply

1. Water right requirement needed to serve the project:

_____ acre-feet/year

2. Does the water right requirement differ from that shown in the DSH?

☐ Yes ☐ No

If yes, please explain:

3. Explain how the water right requirements will be met for this project:

4. Please specify any special water-conserving devices or techniques that are proposed for this project:

Sewerage

1. At what point(s) in the sewer system is the project proposed for connection?

2. What is/are the design capacity(ies) and current sewage flow(s) at these points and of any "limiting links" further downstream?

3. What is the projected sewage contribution at each proposed point of connection?

4. What, if any, other areas of the Caughlin Ranch will receive sewerage through this project?

Stormwater Management

1. Does the project abut or include any of Alum Creek?

☐ Yes ☐ No

If yes, are any basins or ponds proposed along the Creek?

☐ Yes ☐ No

If yes, hydrological analyses and the design of the basins or ponds and control structures must be included with the final map.

☐ Yes ☐ No

2. Stormwater control and treatment plans must be included at final map stage.

☐ Yes included.

3. Describe how the street system and any parking areas fit in with the project's stormwater system and how "Policy 4 - Street Systems and Parking Areas" of the DSH are addressed:

Fire Protection

1. Applicants are to meet with the Truckee Meadows Fire Protection District or with the Reno Fire Department to determine whether fire fuel breaks or any special fire prevention measures will be required at the final map stage. Have you met with the appropriate agency?

☐ Yes ☐ No

If yes, what if any, fire fuel breaks or other fire prevention measures are proposed?

Parks And Recreation

1. Are any parks and recreation facilities or lands being offered for dedication to Washoe County and/or the City of Reno?

☐ Yes ☐ No

If yes, describe the facilities or lands, to whom the offer is being made, how the facilities or lands will be owned and maintained should the County and/or City reject the offer of dedication:

2. What, if any, private community recreation facilities are proposed with the project?

Who will maintain these facilities, if any, and how?

3. Is the project consistent with "Policies 1 through 5 - Parks & Recreation" of the DSH?

☐ Yes ☐ No

If no, please describe the differences:

Resource Management

1. Describe when and how the Residential Energy Efficiency Evaluation Program requirement as specified in the DSH will be met:

2. If landscaping is proposed as a part of the subdivision, will the landscape irrigation be consistent with "Policy 1 - Landscape Irrigation" of the DSH?

☐ Not applicable ☐ Yes ☐ No

If no, describe the differences and the reasons for same:

3. Are any water conserving appliances or fixtures not normally found in the Reno/Sparks area being proposed?

☐ Yes ☐ No

If yes, please specify and describe the appliances and/or fixtures, along with the projected water savings:

4. What measures will be used to control fugitive dust during construction of the project (applicants are advised to contact the Washoe County District Health Department):

Housing And Community Development

Signage

1. Are any signs proposed as a part of the subdivision (including subdivision sales and area identifications signs)?

☐ Yes ☐ No

If yes, describe the location(s), size(s), materials, color(s) and style(s):

2. Are the signs, if any, consistent with "Policy 2 - Signage" of the DSH (note that all signs must be approved in writing by the Architectural/Control Committee (ACC))?

☐ Not applicable ☐ Yes ☐ No

If no, describe any changes and the reasoning for same:

3. Are plans and specifications, approved by the ACC, accompanying this statement?

☐ Not applicable ☐ Yes ☐ No

If no, when will these plans and specifications be submitted to the ACC and forwarded to the County or City?

Fencing

1. Is any fencing proposed for the subdivision (including on/along lots and along subdivision boundaries)?

☐ Yes ☐ No

If yes, describe what common fencing scheme will be used (if necessary, attach plans, diagrams and/or specifications):

2. Is the fencing already approved by the ACC?

☐ Not applicable ☐ Yes ☐ No

If no, when will the fencing be submitted to the ACC for approval:

Building Siting/Envelopes

1. Describe how the building sites or envelopes address each of the policies and the specific evaluation criteria as specified under "Policy 2 - Evaluation Criteria" of the DSH. It is recognized that the objectives of the various criteria often conflict with each other, so describe how any conflicting objectives are "balanced" or how tradeoffs are made.

A. Fit of building plans to terrain:

B. Degree of slope/topography in general:

C. Existing vegetation and natural features:

D. Views from proposed structure(s):

E. Effects on views from neighboring properties:

F. Retention of usable open space:

G. Solar exposure and protection of solar access:

H. Vehicle access:

Geotechnical Studies

1. Has a geotechnical report been prepared sufficient to meet Policies 1 through 4 under "Geotechnical Studies" of the DSH?

☐ Yes ☐ No

If no, describe how and when the requirements of these policies will be met:

Construction Practices/Revegetation

1. Describe any construction practices or revegetation measures designed to protect topsoil and limit erosion that will be implemented with this project:

2. Is the project consistent with the "Construction Practices/Revegetation" policies of the DSH?

☐ Yes ☐ No

If no, describe any differences and the reasons for same:

Implementation And Enforcement

1. Is the project consistent with the "Annexation" policies of the DSH?

☐ Yes ☐ No

If no, describe any difference and the reasons for same:

2. Are any Supplementary Covenants, Conditions and Restrictions to be filed in conjunction with this project?

☐ Yes ☐ No

If yes, specify the Supplementary Covenants, Conditions and Restrictions and point out any modifications to the master Conditions, Covenants and Restrictions for the Caughlin Ranch:

If yes, note the difference and explain why the change(s) is/are proposed:

3. Is the project in compliance with the latest annual Fiscal Impact Statement prepared for the Caughlin Ranch?

☐ Complies ☐ Minimal Differences ☐ Substantial Differences

If there are substantial differences, describe the differences and the reasoning for the same:

Support Facilities & Services

Transportation

1. Which of the traffic impact mitigations cited under "Policy 3 - Traffic Impact Mitigations" of the DSH are to accompany this project?

If any of the measures cited under "Policy 3 - Traffic Impact Mitigations" are not included, specify what the measures are and why they are not included:

2. Are any pedestrian paths shown for the subject property in the DSH's Circulation Plan?

☐ Yes ☐ No

If yes, have these paths been incorporated into the project's design?

☐ Yes ☐ No

If no, specify the reasons:

If there are pedestrian paths, where are and what kinds of measures are being taken to minimize conflicts with motor vehicles in accordance with the DSH?

3. Are any equestrian trails shown for the subject property in the DSH's Circulation Plan?

☐ Yes ☐ No

If yes, have these trails been incorporated into the project's design?

☐ Yes ☐ No

If no, specify the reasons:

4. What, if any, other areas of the Caughlin Ranch will receive sewerage through this project?

5. What added flows are being accommodated through this project in conjunction with the answer to the previous questions?

Stormwater Management

1. Does the project abut or include any of Alum Creek?

☐ Yes ☐ No

If yes, are any basins or ponds proposed along the Creek?

☐ Yes ☐ No

If yes, hydrological analyses and the design of the basins or ponds and control structures must be included with building permit application.

☐ Yes included (for building permit)

2. Stormwater control and treatment plans must be included at the building permit stage.

☐ Yes included.

3. Describe how the street system and any parking areas fit in with the project's stormwater system and how "Policy 4 - Street Systems and Parking Areas" are addressed:

Fire Protection

1. Applicants are to meet with the Truckee Meadows Fire Protection District or with the Reno Fire Department to determine whether fire fuel breaks or any special fire prevention measures will be required at the final map stage. Have you met with the appropriate agency?

☐ Yes ☐ No

If yes, what, if any, fire fuel breaks or other fire prevention measures are proposed?

Parks And Recreation

1. Are any parks and recreation facilities or lands being offered for dedication to Washoe County and/or the City of Reno?

☐ Yes ☐ No

If yes, describe the facilities or lands, to whom the offer is being made, how the facilities or lands will be owned and maintained should the County and/or City reject the offer of dedication:

2. What, if any, private community recreation facilities are proposed with the project?

Who will maintain these facilities, if any, and how?

3. Is the project consistent with "Policies 1 through 5 - Parks & Recreation" of the DSH?

☐ Yes ☐ No

If no, please describe differences:

Resource Management

1. If landscaping is proposed as a part of the project, will the landscape irrigation be consistent with "Policy 1 - Landscape Irrigation" of the DSH?

☐ Not applicable ☐ Yes ☐ No

If no, describe the differences and the reasons for same:

2. Are any water conserving appliances or fixtures not normally found in the Reno/Sparks area being proposed?

☐ Yes ☐ No

If yes, please specify and describe the appliances and/or fixtures, along with the projected water savings:

3. What measures will be used to control fugitive dust during construction of the project (applicants are advised to contact the Washoe County District Health Department):

Housing And Community Development

Architectural Style

1. State how the building(s) comply with the architectural style and quality of exterior building materials required in the CC&R portion of the Development Standards Handbook:

2. Have the architectural plans and specifications been approved by the Architectural Control Committee?

☐ Yes ☐ No

If no, the plans cannot be reviewed.

Landscaping

Describe how the project's landscaping plans address the DSH's Landscaping Policies (attach additional sheets if necessary):

Lighting

1. Describe in detail (include any plans and specifications) how the project's lighting conforms to the lighting standards presented in the DSH. Also, note any differences and the reasons for same:

Signage

1. Are any signs proposed as a part of the project?
__Yes __No

If yes, describe the location(s), size(s), materials(s), color(s) and style(s):

2. Are the signs, if any, consistent with "Policy 2 - Signage" of the DSH (note that all signs must be approved in writing by the Architectural Control Committee (ACC))?

__Not Applicable __Yes __No

If no, describe any changes and the reasoning for same:

3. Are plans and specifications, approved by the ACC, accompanying this statement?

__Not applicable __Yes __No

If no, when will these plans and specifications be submitted to the ACC and forwarded to the County or City:

Fencing

1. Is any fencing proposed for the project?
__Yes __No

If yes, describe what common fencing scheme will be used (attach plans, diagrams, and/or specifications):

2. Is the fencing already approved by the ACC?
__Not applicable __Yes __No

If no, when will the fencing be submitted to the ACC for approval:

Building Sitting/Envelopes

1. Describe how the building sites or envelopes address each of the policies and the specific evaluation criteria as specified under "Policy 2 - Evaluation Criteria" of the DSH. It is recognized that the objectives of the various criteria often conflict with each other, so describe how any conflicting objectives are "balanced" or how tradeoffs are made.

A. Fit of building plans to terrain:

B. Degree of slope/topography in general:

C. Existing vegetation and natural features:

D. Views from proposed structure(s):

E. Effects on views from neighboring properties:

F. Retention of usable open space:

G. Solar exposure and protection of solar access:

H. Vehicle access:

Geotechnical Studies

1. Has a geotechnical report been prepared sufficient to meet Policies 1 through 4 under "Geotechnical Studies" of the DSH?

☐ Yes ☐ No

If no, describe how and when the requirements of these policies will be met:
